



Nicosia Road, Wandsworth, London SW18









Description

An immaculately presented, recently refurbished six bedroom Victorian family home offering exceptional entertaining and family accommodation. An elegant entrance hall leads down to the first of two reception rooms, the bay windowed front room has a feature fireplace, decorative ceiling cornice and plantation shutters. The rear snug provides a more informal area with both rooms enjoying 3.17 m ceiling heights. The kitchen dining room has a full range of built-in appliances and has been cleverly designed to maximise light and features a large island unit and the sink area enjoys views out over the 57 ft landscaped south-facing garden.

Downstairs is a recently excavated basement extension with a sensational spiral wine cellar, a focal point of the hallway, and a large lightwell flooding the space with natural light. A large family room is to the front of the house along with a storeroom, shower room and utility room. Upstairs on the first floor half landing is the first of six bedrooms along with a family bathroom. On the first floor the principal bedroom with en suite shower room and bedroom three which could be incorporated into the principal suite if desired. Upstairs is a newly built rear bedroom and en suite and on the top floor a further two bedrooms, one with an en suite shower room. The house is in excellent decorative order throughout and further benefits from being on a one-way road and has off street parking for two cars.

Location

Nicosia Road is located on the sought after 'Toast Rack' on the doorstep of Wandsworth Common and close to the shops and restaurants of Bellevue Road. There are good transport links both by bus on Trinity Road and train from Wandsworth Common Station into the City and the Westend. The area is extremely well served by both private and state schools and falls within the Beatrix Potter catchment area.

EPC

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Guide Price

The guide price is available on request





Approximate Gross Internal Floor Area 282.14 sq m / 3,037 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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